

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31a Washington Street, Essendon Vic 3040

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$2,275,000

&

\$2,395,000

Median sale price

Median price

\$1,765,000

Property Type

House

Suburb

Essendon

Period - From

15/12/2024

to

14/12/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2 Crisp St ESSENDON 3040	\$2,325,000	25/10/2025
2	71 Lincoln Rd ESSENDON 3040	\$2,392,500	19/09/2025
3			

OR

~~B*~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

15/12/2025 11:21



 5  3  2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$2,275,000 - \$2,395,000
Median House Price
15/12/2024 - 14/12/2025: \$1,765,000

Comparable Properties



2 Crisp St ESSENDON 3040 (REI)

Agent Comments

 5  3  2

Price: \$2,325,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 609 sqm approx



71 Lincoln Rd ESSENDON 3040 (REI)

Agent Comments

 5  3  6

Price: \$2,392,500
Method: Private Sale
Date: 19/09/2025
Property Type: House

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655